



City of Lowell

Zoning Board of Appeals

Agenda

8/27/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 8/27/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2018-21

Petition Type: Variance(s)

Applicant: Megan House Foundation

Re Property Located at: 268 Mt. Vernon Street and 5 Farnham Street 01854

Applicable Zoning Bylaws: Section 6.1.10

Petition: The applicant is seeking Site Plan Review, Special Permit, and Variance approval at 268 Mt. Vernon Street and 5 Farnham Street. The proposal is to redevelop the site to construct an approximately 22,000 sq. ft. industrial and retail building with the associated parking. The proposed project is located in the Light Industry Manufacturing & Storage (LI) zoning district and requires Site Plan Review approval under Section 11.4 and Special Permit approval under Section 12.4 (a) for retail use in the LI district from the Planning Board and Variance approval from the Zoning Board under Section 6.1.10 for parking setbacks from lot lines and minimum access drive width and any other relief that is required of the Lowell Zoning Ordinance.

II. New Business

ZB-2018-24

Petition Type: Variance

Applicant: Einstein Realty, LLC

Re Property Located at: 102 Appleton Street 01852

Applicable Zoning Bylaws: Section 6.1.4

Petition: The applicant is seeking Special Permit approval from the Planning Board and Variance approval from the Zoning Board to redevelop an existing building into two commercial units and four apartments at 102 Appleton Street. The building is in the Urban Mixed-Use (UMU) district and needs Special Permit approval from the Planning Board under Section 6.1.6(6) to reduce the residential parking requirement and under Article 12: Section 12.1.d for the four dwelling units; Variance approval from the Zoning Board under 6.1.4 for the off-street parking requirement; and for any other relief required under the Lowell Zoning Ordinance.

ZB-2018-25

Petition Type: Variance(s)

Applicant: Hamilton Canal LP

Re Property Located at: 193.1 & 239.1 Jackson Street 01852

Applicable Zoning Bylaws: Hamilton Canal Innovation District Form Based Code

Petition: The applicant is seeking Variance approval at 193.1 & 239.1 Jackson Street (HCID Parcels 8 & 9) for the construction of a 144,050 sq. ft. mixed use development that includes 118 residential units. The project requires Variance (s) from the Hamilton Canal Innovation District Form Based Code and any other relief required.

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CITY OF LOWELL

ZB-2018-26

Petition Type: **Variance(s)**

Applicant: **41 Ellis Realty Trust**

Re Property Located at: **41 Ellis Avenue 01854**

Applicable Zoning Bylaws: **Sections 5.1, 5.3, 6.1, and 6.5**

Petition: **The applicant is seeking Variance approval at 41 Ellis Avenue. The applicant proposes to construct a two (2) family home without the required lot size, minimum land area per dwelling unit, minimum lot frontage, minimum usable open space, side setbacks, rear setbacks, front setbacks, and off-street parking requirements. The proposed project is located in the Traditional Two Family (TTF) zoning district and requires Variance(s) approval from the Zoning Board of Appeals under Sections 5.1, 5.3, 6.1, and 6.5 of the Lowell Zoning Ordinance and any other relief required.**

III. Other Business

Minutes

08/13/2018

**Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by August 12, 2018 and August 19, 2018**